



SP 21-01 – COBBLESTONE – _9th_ Submittal review cycle

START DATE: 5/18/2022	DUE DATE: 5/20/2022	TRC/STAFF Comments issued on: _05/_23_/2022
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Review Group	Staff	RCVD on:	Comments	Clear of Staff Comments
Planning Department	Meredith Gruber / Mike Elabarger	5/20/22	<ol style="list-style-type: none"> As was done with the 9th Submittal, Please address comments on plans and provide Written Responses to each comment noting resolution. Community Center drop-off lane entry (single-lane/one-way) from (two-lane/two-way) Basalt Place – this is essentially a 90-degree turn from both directions on Basalt. Please consider smoothing out (shallower angle) the radius for the right-turn in movement (ie north-bound) which provides extra ‘throat’ at this entrance; revision could facilitate smoother vehicle maneuvers/fewer vehicle conflicts. Community Center drop-off – confirm striped ‘Drop-Off Zone’ area and shown rectangle shall be ADA compliant. Community Center – 3 nearest parking spaces – <ol style="list-style-type: none"> Shift 3 ADA spec spaces and then designate/sign the 3 spaces nearest building ‘For TOR Use Only’. Detail Heavy-duty surface material in these 3 spaces and area between curb and building site as this will be used as loading area to planned garage door on northeast side of building. Detail curb by these 3 spaces as mountable per intended vehicle access to building. Based on known information about above-ground utility poles(Duke Energy), and understanding that Landscaping Plan was devised when plan was to underground utilities, review Landscape Plan for any potential conflicts. 	
Planning & Zoning - WithersRavenel	Karen Mallo / Liza Monroe	5/20/22 Rev 5/23/22	See PDF of a written Memo of comments – TOWN Staff have edited this.	
Engineering	Brian Laux / Jacqueline Thompson	5/20/22	See three (3) PDF’s – mark-ups of 3 individual Sheets. Written Summary: <u>SITE PLAN Sheet C-1.1:</u> <ol style="list-style-type: none"> Add a wheel stop to provide protection at ADA ramp Grading plan (still have not addressed the drainage concerns in the ROW for Main Street) 	

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			<p><u>Grading Plan Sheet C-3.1:</u></p> <p>2) Drainage in Main Street has not been addressed (like to see if it can be added to the NCDOT storm)</p> <p>3) Low point in Main Street prior to intersection needs to collect drainage, requires a structure. (there was talk of having the curb invert the flow, section on sheet C4.3 does not represent this and spot elevations not provided)</p> <p><u>Drainage Area Map:</u></p> <p>4) Proposed structure needs to be adjusted to New curb. Lengthening the pipe and moving the CI to the new curb based on this development (needs coordination with NCDOT Main Street job).</p>	
NCDOT	Matt Nolfo	5/20/22	<p>See PDF of mark-up comments.</p> <p><i>Town Staff notes, in email he mentioned that "I assume the STIP team will have their own comments." No further Comments received by 5/23/22.</i></p>	
COR Utilities (W/WW)	Tim Beasley	5/23/22	<p>(via email) – "I would like them to shown the easements on the CDs. The easements will need to be recorded by plat or deed prior to acceptance of the utilities. Raleigh would want to review the proposed easements prior to recordation." <i>Town Staff notes that this is a REPEAT comment also made on the 8th and 7th Submittal reviews.</i></p>	
Parks & Rec / Greenways	Mical McFarland		No further comments regarding Greenway.	
Fire / EMS	Brittany Hocutt	4/28/2022	(via email) - no additional comments after the 8 th submittal for Cobblestone	
Watershed Management	Jeevan Neupane		No comments received.	